

TRACY PHILLIPS

Estates



GROUND FLOOR 825 sq.ft. (76.6 sq.m.) approx.

RECEPTION
16'10" x 7'7"
5.13m x 2.31m

LOUNGE
17'0" x 11'7"
5.18m x 3.54m

TORAG

TORAG

TORAG

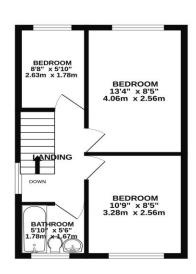
WITHITY ROOM
7'7" x 7'5"
2.31m x 2.26m

RITCHEN
14'9" x 9'3"
4.49m x 2.83m

DINING ROOM
14'9" x 9'9"
4.27m x 2.31m

DINING ROOM
14'9" x 9'9"
4.49m x 2.97m

1ST FLOOR 343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 1168 sq.ft. (108.5 sq.m.) approx.
White every attempt has been made to ensure the accuracy of the floorpian contained here, measurement of discovery attempt that the second of the





01257 422228

enquiries@tracyphillipsestates.com

tracyphillipsestates.com

d seek are in Asking Price: £318,000

Slag Lane, Lowton, WA3 2HZ



Every care has been taken with the preparation of this Sales Brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. This Sales Brochure does not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.

Charming Extended Detached Home on Highly Desirable Slag Lane - Over 1,100 sq ft of Versatile Living Space

Located along the leafy and ever-popular Slag Lane, within easy walking distance of Lowton Village, this beautifully maintained detached property offers spacious and flexible accommodation ideal for modern family living. With a wide range of local shops, excellent primary schools, and superb commuter links to Manchester, this is a home that perfectly balances comfort, convenience, and lifestyle. Occupying a generous corner plot, the property has been thoughtfully extended to provide over 1,100 sq ft of internal space.

The ground floor opens with a welcoming entrance hallway leading to a cosy snug (currently used as a music room), which flows through to a bright open-plan lounge featuring a stylish fireplace. This, in turn, opens into a spacious kitchen/dining area, fitted with a range of classic Shaker-style units – perfect for family gatherings and entertaining. Two additional ground floor reception rooms offer exceptional flexibility and can be used as further living rooms, a home office, or ground floor bedrooms – ideal for multi-generational living. A convenient ground floor shower room with WC, wash basin, and shower, along with a separate utility area, complete the downstairs accommodation.

Upstairs, the first floor reveals three generously sized bedrooms and a well-appointed family bathroom. Externally, the property enjoys a lawned front garden and excellent off-road parking to the rear, secured behind double gates. The rear courtyard garden is south-facing, low maintenance, and bathed in sunlight – perfect for all fresco dining or relaxing in a private outdoor setting.

This is a well-cared-for home in an exceptionally sought-after location, competitively priced and ready to move into. Early viewing is highly recommended to fully appreciate everything this property has to offer.





































